

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

b-1

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: JULY 14, 2005

SUBJECT: TIME EXTENSIONS FOR TRACT MAPS

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SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

Staff recommends your Commission approve the time extension.

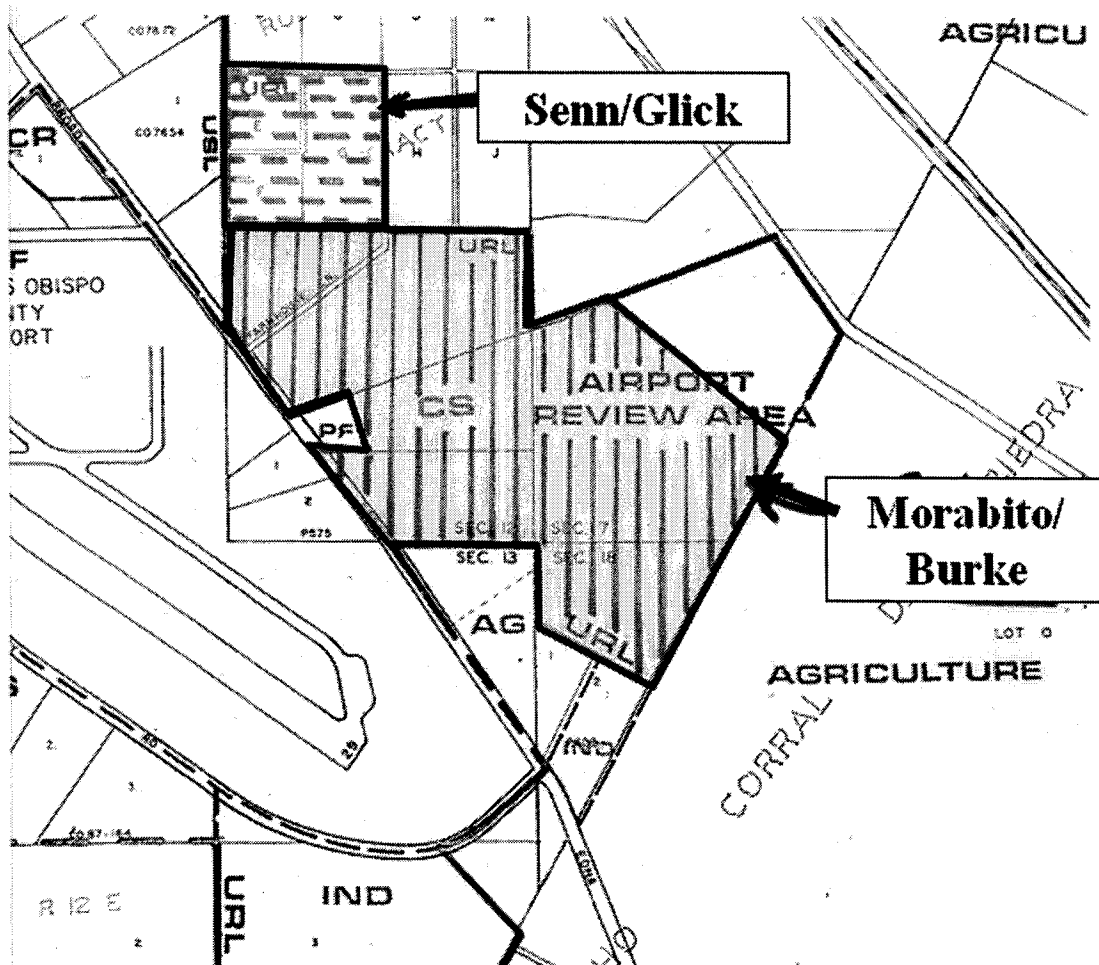
DISCUSSION

The following time extension is recommended for approval:

TRACT 2368 (S000007U) Request from Angelo Morabito and Robert Burke/Wallace & Associates for a **1st time extension** for Vesting Tentative Tract Map 2368. The 58 acre site is to be divided into 26 lots (23 developable lots and three lots for infrastructure use only). The proposed 23 lots range in size from 1.02 to 3.48 acres each (gross). The project is located on the northeast side of Highway 227 (at Farmhouse Lane), approximately 400 feet south of Airport Drive, south of the City of San Luis Obispo, in the San Luis Obispo planning area. APN: 044-011-018 & -019; 076-511-012, -014, -016 & -023. **County File No. S000007U/ TR 2368.** Supervisorial District 3.

The tentative map is to expire on August 14, 2005. On June 20, 2005, the applicant requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **1st one-year time extension** be granted to August 14, 2006, subject to the conditions of approval in the Planning Commission Resolution adopted August 14, 2003.

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Morabito/Burke Tract Map & Conditional Use Permit



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THE UNIVERSITY OF CHICAGO

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Stack

TRACT 2368

DEVELOPMENT PLAN
VESTING TENTATIVE
TRACT MAP

FARM HOUSE LANE
O MAY 27
SAN LUIS OBISPO, CA
93401

.....

ARMED & DANGEROUS
JOHN L. MORAN
JAMES F. MORAN

ROBERT L. BLAKE
ROBERT L. BLAKE CO.

Next Challenge:

**ASSISTANT
SARAI, NALANDA**

078-511-012
078-511-014
078-511-016
078-511-018
078-511-020

06/18/07 2030

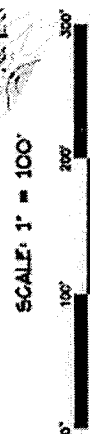
Investments 4/20/79

Sub. No. _____
Order # 88-5123

44-38861-1

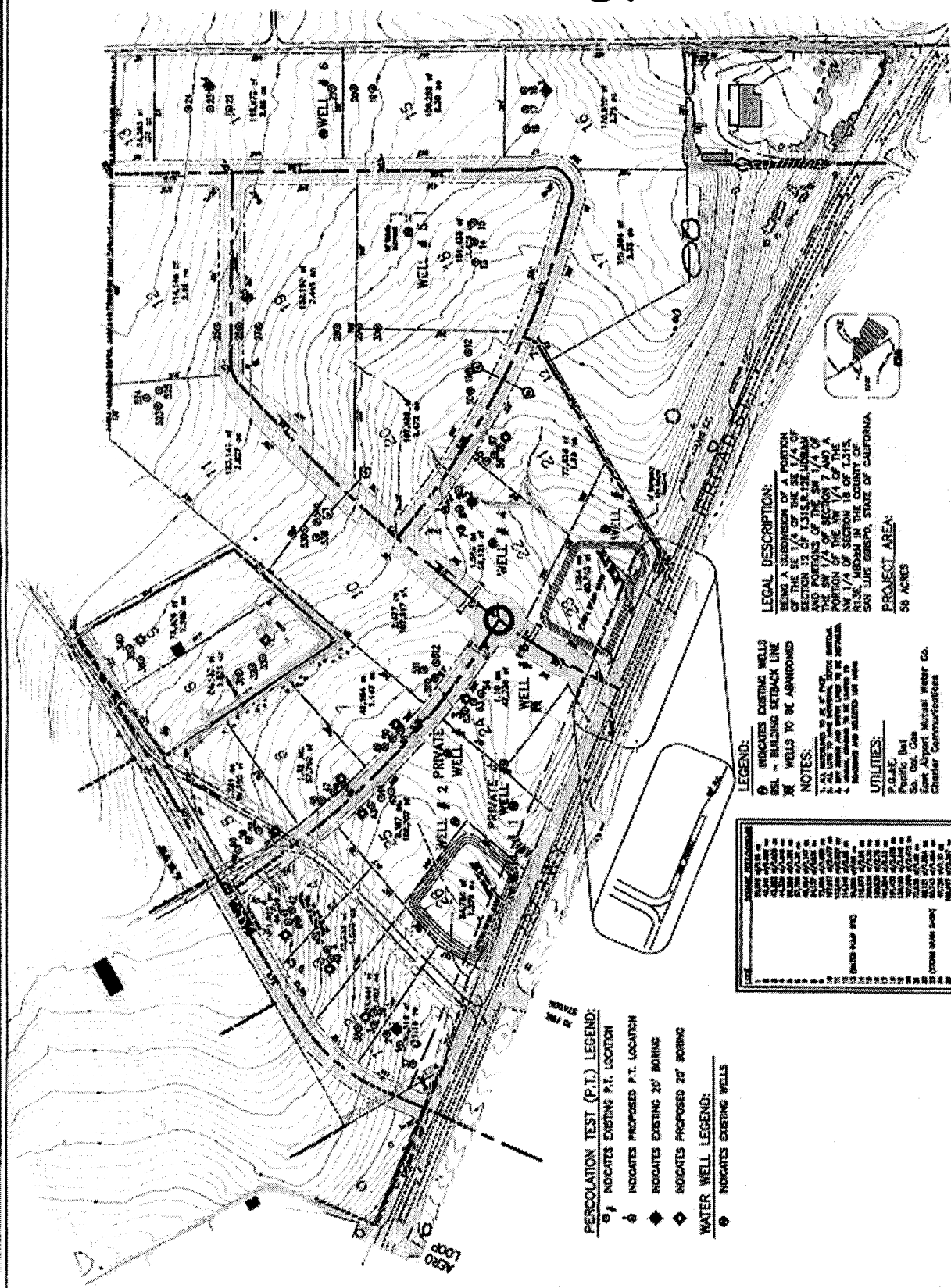
RANCHO CORRAL DE PIEDRA

4-3



SETBACKS FROM WATER WELLS (SEE
COUNTY OF SAN LUIS OBISPO TITLE 19,
§19.20.222. c(2)
03 MAY 01

S000007U
TR 2368
MORABITO



PERCOLATION TEST (P.T.) LEGEND:

 INDICATES EXISTING P.T. LOCATION
 INDICATES PROPOSED P.T. LOCATION
 INDICATES EXISTING 20' BORING
 INDICATES PROPOSED 20' BORING

WATER WELL LEGEND:

● INDICATES EXISTING WELLS

[illegible]

CONCEPT

19 INDICATES EXISTING WELLS
WELL - BUILDING SETBACK LINE
WELLS TO BE ABANDONED

NOTES:

3. ALL MEMBERS TO BE 4' HIGH.

my size.

UNITED STATES
P.O. Box 100
Pacific Del
So. Cal. Gas
Airport
Charter Communications
Merrill Weber Co.

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, T. 13S. R. 12E. W. 1/4 AND PORTIONS OF THE SW 1/4 OF THE SW 1/4 OF SECTION 7 AND A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18 OF T. 13S. R. 12E. W. 1/4, HEREIN IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

PROJECT AREA:

58 ACRES